



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: July 24, 2006

PUBLIC NOTICE OF A

DRAFT MITIGATED NEGATIVE DECLARATION

PROJECT NO 61332, JO: 42-3940

The City of San Diego Land Development Review Division has prepared a draft Mitigated Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by August 22, 2006 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Holly Smit Kicklighter, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to dsdeas@sanidiego.gov.

General Project Information:

- Project No. 61332, SCH No. **Pending**
- Community Plan Area: **Rancho Bernardo**
- Council District: **5** J.O. No. **42-3940**

Subject: **AGUIRRE RESIDENCE**- SITE DEVELOPMENT PERMIT (SDP No.61322) to construct a 4,814-square-foot, single family residence on a vacant 1.2 acre lot. The site is located at 18616 Aceituno Street, San Diego, CA 92128, in the Rancho Bernardo Community Plan Area (APN No. 272-640-2900, City and County of San Diego, State of California). The site is not included on any Government Code Listing of hazardous waste sites.

Applicant: Jim Taft

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): **Biological Resources.**

Availability in Alternative Format: To request this Notice, the Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For information regarding public meetings/hearings on this project, contact Project Manager, Laura Black at (619) 446-5112. For environmental review information, contact Holly Smit Kicklighter at (619) 446-5378. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on July 24, 2006.

Robert Manis, Assistant Deputy Director
Development Services Department



Land Development
Review Division
(619) 446-5460

MITIGATED NEGATIVE DECLARATION

PROJECT No. 61332
JO No. 42-3940
SCH No. Pending

SUBJECT: AGUIRRE RESIDENCE- SITE DEVELOPMENT PERMIT (SDP No. 61322) to construct a 4,814-square-foot, single family residence on a vacant 1.2 acre lot. The site is located at 18616 Aceituno Street, San Diego, CA 92128, in the Rancho Bernardo Community Plan Area (APN No. 272-640-2900, City and County of San Diego, State of California). Applicant: Jim Taft

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental affect in the following areas: biological resources and health and human safety. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration (MND). The project, as revised, now avoids or mitigates the potentially significant environmental effects previously identified to; Biological Resources; and the preparation of an Environmental Impact Report will not be required.

- IV. DOCUMENTATION:

The above Determination (Section III) and attached Initial Study documents the reasons to support the Determination.

- V. MITIGATION, MONITORING AND REPORTING PROGRAM:

General Measures

1. Prior to issuance of any grading permits, the Assistant Deputy Director (ADD) (aka Environmental Review Manager (ERM)) of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the first grading and/or construction plan sheet in the index under the heading, Environmental Requirements: "The Aguirre Residence Project is subject to a Mitigation Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in the environmental document (LDR No. 42-3271). The project is conditioned to include the monitoring of grading operations by a qualified

biologist, as outlined in said document.” Then add the Sheet Number(s) where the conditions are listed verbatim. Additional information on the mitigation measures may also be added to relevant plan sheets as appropriate. All subsequent plan sets (such as the landscape, building or improvement plans) shall also include Environmental Conditions in the index, and the verbatim MMRP on the sheets within each set.

2. The project site is 1.19 acres in size. Prior to issuance of any grading permits, the owner/permittee shall make arrangements to schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the City Field Resident Engineer (RE), the monitoring biologist, and staff from the City’s Mitigation Monitoring and Coordination (MMC) Section.

Biological Resources

- 3.. Prior to recordation of the first final map and/or issuance of grading permits (which ever comes first), impacts to 0.26 acres of Diegan coastal sage scrub and 0.77 acres of non-native grassland shall be mitigated per Table 1 below to the satisfaction of the City Manager through off-site preservation of upland habitats in conformance with the City’s Environmentally Sensitive Lands Ordinance (ESL); or through payment into the City’s Habitat Acquisition Fund.

TABLE 1
ANALYSIS OF IMPACTS TO VEGETATION COMMUNITIES
ON THE AQUIRRE RESIDENCE SITE

Vegetation Community	Total on Site	Acres Removed	Mitigation Ratio	Mitigation Acres Required
Disturbed Coastal Sage Scrub (Tier II)	0.26	0.26	1:1*	0.26*
Non-Native Grassland (Tier III)	0.770	0.77	1.5:1**	0.39**
			0.5:1	0.385*
			1:1	0.77**
Eucalyptus Woodland (Tier IV)	0.2	0.02	0	0
Ornamental Planting/Disturbed Habitat (Tier IV)	0.14	0.14	0	0
TOTAL	1.19	1.19	--0	0.645*
				1.16**

*Impact outside MHPA and mitigation inside MHPA.

** Impact outside MHPA and mitigation outside MHPA.

- A.. If the off-site preservation option is selected, the owner/permittee shall record a Covenant of Easement, Conservation Easement, or dedication in fee title to the City of San Diego for a total of 0.645 acres within the MHPA in tiers I-III; or 0.39 acres of coastal sage scrub and 0.77 acres of non-native grassland outside the MHPA.
 - B. If payment into the Habitat Acquisition Fund option is selected, the fee would be \$17, 737.50. This mitigation is considered to be “inside the MHPA” and is calculated at \$25,000 per acre + a 10% administration fee ($0.26 + 0.385 = 0.645 \times 25,000 = 16,125 + 1,612.50 = 17,737.5$).
4. Prior to the issuance of any grading permits and/or the first pre-construction meeting, the owner/permittee shall submit evidence to the ADD of LDR verifying that a qualified biologist has been retained to implement the biological resources mitigation program as detailed below.
 - A. Prior to the first pre-construction meeting, the applicant shall provide a letter of

verification to the ADD of LDR stating that a qualified Biologist, as defined in the City of San Diego Biological Resource Guidelines (BRG), has been retained to monitor grading operations to ensure that all sensitive fauna and areas outside the development area as defined by Exhibit A are not impacted.

- B. At least thirty days prior to the pre-construction meeting, a second letter shall be submitted to the MMC section which includes the name and contact information of the Biologist and the names of all persons involved in the Biological Monitoring of the project.
- C. At least thirty days prior to the pre-construction meeting, the qualified Biologist shall verify that any special reports, maps, plans and time lines, such as but not limited to, revegetation plans, plant relocation requirements and timing, avian or other wildlife (including USFWS protocol) surveys, impact avoidance areas or other such information has been completed and updated.
- D. The qualified biologist (project biologist) shall attend the first preconstruction meeting.
- E. If determined to be needed at the Precon Meeting, the project biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance within onsite, and surrounding sensitive habitat as shown on the approved Exhibit A.
- F. All construction activities (including staging areas) shall be restricted to the development area as shown on the approved Exhibit A. The project biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas beyond the limits of disturbance as shown on the approved Exhibit A.

5. Mitigation for Potential Impacts to Sensitive Birds

- A. Prior to issuance of the grading permit, the applicant shall provide a signed letter stating that no grading or any type of habitat destruction shall take place during the typical bird nesting season (February 1 –September 15) or;
- B. The applicant's project biologist shall perform a pregrading directed survey/report for active nests to the satisfaction of EAS. If active nests of species are detected the report shall include mitigation to the satisfaction of EAS and/or the USFWS and CDFG as follows:

Prior to the Issuance of Grading Permits

- 1) Prior to issuance of grading permits a qualified biologist shall determine the presence or absence of occupied nests within the project site or area adjacent which could be impacted, with written results submitted to the Assistant Deputy Director (ADD) of Land Development Review Division (LDR).

Prior to Start of Construction

- 2) If active sensitive bird nests are identified during the pre-grading survey, or are otherwise noted during the week grading is to commence (see Item 3 below), and project construction has the potential to impact nests during the breeding season (February 1 - September 15), the biologist in consultation with EAS staff shall determine an appropriate buffer (i.e. per the ESL), around the bird nesting area which shall be free from grading or construction activity. The buffer area must be identified and flagged.

- 3) These restrictions, as required, shall be noted on all grading and construction plans. If nests to be protected are located on, or adjacent to the site, weekly biological monitoring of these nests shall be conducted by the project biologist during the breeding season (February 1 through September 15) with written results submitted to the ADD of LDR. If no nests are discovered on, or adjacent to the project site, no further mitigation is required.

During Construction

- 4) If nests are discovered during construction activities, the biologist shall notify the Resident Engineer (RE) and Mitigation Monitoring and Coordinations Staff (MMC).
- 5) The RE shall stop work in the vicinity of the nests. The qualified biologist shall mark all pertinent trees, holes, or shrubs and delineate the appropriate "no construction" buffer area per City ESL and/or the USFWS/CDFG's direction, around any nest sites, satisfactory to the ADD of LDR. The buffer shall be maintained until the qualified biologist determines, and demonstrates in a survey report satisfactory to the ADD of LDR that any young birds have fledged.

Post Construction

- 6) The biologist shall be responsible for ensuring that all field notes and reports have been completed, all outstanding items of concern have been resolved or noted for follow up, and that focused surveys are completed, as appropriate.
- 7) Within three months following the completion of monitoring, two copies of the Final Biological Monitoring Report (even if negative) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the Biological Monitoring Program (with appropriate graphics) shall be submitted to Mitigation Monitoring Coordination (MMC) for approval by the ADD of LDR.
- 8) For any unforeseen additional biological resources impacted during construction, the rehabilitation, revegetation, or other such follow up action plan(s) shall be included as part of the Final Biological Monitoring Report in accordance with the City of San Diego's Land Development Code, Biological Resources Guidelines (July 2002). Additional mitigation measures may also be required.
- 9) This report shall address findings of active/inactive nests and any recommendations for retention of active nests, removal of inactive nests and mitigation for offsetting loss of breeding habitat.
- 10) MMC shall notify the RE of receipt of the Final Biological Monitoring Report.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

City of San Diego
Mayor Sanders Office
Brian Mainschein-District 5
City Attorney's Office- Shirley Edwards

Development Services (501) Conan Murphy, Thomas Bui, Bob Medan, Alexander Hempton
Engineering & Capital Projects (86, 86A-Hugo Romero, 86B-Jane Gilbert)
Planning Department, (MS 5A /4A- Jeanne Krosch, Brian Schoenfisch)
San Diego Library (81)
Rancho Bernardo Branch Library (MS 81AA), 17110 Bernardo Center Drive, San Diego, CA
92129-2002
Laura Black, Development Project Manager (MS 501)
EAS File (MS 501)

Federal

B- US Fish and Wildlife Service (19)

State

Regional Water Quality Control Board, Region 9 (44)

B-CA Department of Fish and Game (32)

State Clearinghouse (46)

A -Office of Historic Preservation (41)

A- Native American Heritage Commission (56)

Biological Distribution

B-Environmental Law Society (164)

B-Sierra Club (165A)

B-San Diego Audubon Society (167)

B-California Native Plant Society (170)

B-The SW Center for Biological Diversity (176)

B-Endangered Habitats League (182, 182A)

Historical Distribution

A- Dr. Jerry Schaefer (209)

A-South Coastal Information Center, San Diego State University (210)

A-San Diego Archaeological Center (212)

A-Save Our Heritage Organisation (214)

A-Ron Christman (215)

A-Louie Guassac (215A)

A-San Diego County Archaeological Society (218)

A-Kumeyaay Cultural Repatriation Committee (225)

225A-R – NOTICE ONLY

Barona Group of Capitan Grande Band of Mission Indians (225A)

Campo Band of Mission Indians (225B)

Cuyapaipe Band of Mission Indians (225C)

Inaja and Cosmit Band of Mission Indians (225D)

Jamul Indian Village (225E)

La Posta Band of Mission Indians (225F)

Manzanita Band of Mission Indians (225G)

Sycuan Band of Mission Indians (225H)

Viejas Group of Capitan Grande Band of Mission Indians (225I)

Mesa Grande Band of Mission Indians (225J)

San Pasqual Band of Mission Indians (225K)

Santa Ysabel Band of Diegueño Indians (225L)

La Jolla Band of Mission Indians (225M)

Pala Band of Mission Indians (225N)

Pauma Band of Mission Indians (225O)

Pechanga Band of Mission Indians (225P)

San Luiseño Band of Mission Indians/Rincon (225Q)

Los Coyotes Band of Indians (225R)

Rancho Bernardo Community Council, Inc. (398)
Rancho Bernardo Community Service Center - MS 90 (399)
Rancho Bernardo Community Planning Board (400)

Applicants

-Andrew Kann, Partners Planning and Engineering, 15938 Bernardo Center Drive, San Diego, CA 92127

-Jim Taft-1672 Main Street, Ste. E122, Ramona, CA 92065

Biologist

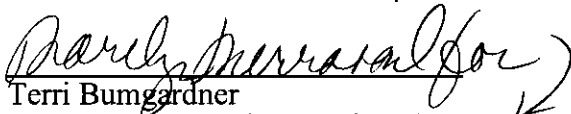
- Brian Parker, Helix Environmental, 8100 La Mesa Blvd. Ste. 150, La Mesa CA, 91941-6476

A = Archaeological Distribution, B = Biological Distribution

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, the Monitoring and Reporting Program and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.


Terri Bumgardner
Development Services Senior Planner

July 24, 2006
Date of Draft Report

Date of Final Report

Analyst: Smit Kicklighter



1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-5461

INITIAL STUDY

PROJECT No. 61332
JO No. 42-3940
SCH No. Pending

SUBJECT: AGUIRRE RESIDENCE- SITE DEVELOPMENT PERMIT (SDP No. 61322) to construct a 4,814-square-foot, single family residence on a vacant 1.2 acre lot. The site is located at 18616 Aceituno Street, San Diego, CA 92128, in the Rancho Bernardo Community Plan Area (APN No. 272-640-2900, City and County of San Diego, State of California). Applicant: Jim Taft

I. PURPOSE AND MAIN FEATURES:

The proposed Site Development Permit for Environmentally Sensitive Lands would allow construction of a 4,814-square-foot, single-family residence on a vacant 1.2 acre site, in the AR-1-2 Zone within the Rancho Bernardo Community Plan (Council District 5).

The project would be developed on a triangularly shaped lot and include landscaping and a concrete driveway off Aceituno Street. A terraced retaining wall would rise above the driveway on the southwestern side. A total of 1.02 acres of the 1.20 acre site, or 90%, would be graded. A total of 4,140 cubic yards would be cut and used as fill over the site (i.e. 0 cubic yards of import/export soil). Two plantable retaining walls, with a landscaped terrace in between, would be located along the western side of the driveway. The outer wall (the wall furthest to the west) is located within the 25-foot building setback and would not exceed 6 feet in height. The inner wall would be located outside the setback and would vary in height from 2 feet to 10 feet, 3 inches.

II. ENVIRONMENTAL SETTING:

The 1.2 acre, triangularly-shaped lot is located at 18616 Aceituno Street, in the Rancho Bernardo Community Plan Area, between Bernardo Trails Road and Pas Del Verano Norte. The site is in Council District 5, is in the AR-1-2 zone, and is designated for a single family residence (Figures 1 and 2).

The lowest portion of the site forms the bottom of a rounded triangle abutting Aceituno Street to the east, and the highest portion of the site is the triangle peak located to the west. Elevations on-site range from an approximate low of 560 feet above mean sea level (AMSL) to the east; and 610 feet AMSL to the west. The project site is surrounded by existing single family residences within the same AR-1-2 zone. There is a small suburban canyon which extends from the western tip further west, but the site is not within or abutting any City Multiple Species Conservation Plan/Multi-Habitat Planning Areas (MSCP/MHPA) or other areas designated as open space. The nearest MHPA area is 600 feet across Aceituno Street and beyond a row of houses to the east.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

Implementation of Section V –Mitigation Monitoring and Reporting Program (MMRP) of the attached MND would reduce impacts to below a level of significance. All of the reports listed in this initial study are available for public review in the offices of the LDR Division at 1222 First Avenue, San Diego, CA 92101, 5th floor via a prior appointment with the environmental analyst listed in the MND.

Biological Resources

The proposed 1.20-acre project area is currently undeveloped but has been mown each year to reduce fuel loading. Nevertheless, the site retains 0.26 acres of Diegan coastal sage scrub, and 0.77 acres of non-native grassland which require mitigation in compliance the City's Environmentally Sensitive Lands (ESL) Guidelines (Biological Survey of the Aguirre Property, Rancho Bernardo; Helix Environmental, August 4, 2005). The remainder of the site is eucalyptus woodland (0.02 acres), ornamental plantings (0.04 acres), and disturbed (ruderal) areas (0.10 acres).

Impacts would be mitigated, per Table 1 below, to the satisfaction of the ADD of EAS. Mitigation would include off-site preservation of upland habitats in conformance with the City's Environmentally Sensitive Lands Ordinance (ESL) via recordation of a Covenant of Easement, Conservation Easement, or dedication in fee title to the City of San Diego for a total of 0.645 acres within the MHPA in tiers I-III; or 0.39 acres of coastal sage scrub and 0.77 acres of non-native grassland outside the MHPA; or payment into the City's Habitat Acquisition Fund in the amount of \$17,737.50.

TABLE 1
ANALYSIS OF IMPACTS TO VEGETATION COMMUNITIES
ON THE AQUIRRE RESIDENCE SITE

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TOTAL	1.19	1.19	--0	0.645*
				1.16**

*Impact outside MHPA and mitigation inside MHPA.

** Impact outside MHPA and mitigation outside MHPA.

Potential Indirect Impacts Affecting Sensitive Birds

According to the biology report (Helix , August 5, 2005), the site contains native habitat suitable for sensitive nesting passerines (i.e. rufous crowned sparrows in coastal sage scrub) and raptors (various birds of preys in eucalyptus trees, and burrowing owls in the ground –personal communication 7/20/06 Brian Parker – Helix Environmental) although no sensitive bird species were detected during the early fall survey (September 28, 2004). The project also has the potential to host CA gnatcatchers; however, this particular species is only protected within the MHPA which is over 600 feet away from the project site.

Mitigation for the project would include avoidance of breeding season grading; or the project biologist would perform a directed, pre-grading bird survey for potentially sensitive bird species on-site. If grading during the breeding season is proposed which would impact nesting, mitigation would be provided to the satisfaction of the City ADD, and responsible wildlife agency(ies) (if required). Impacts to birds would therefore be mitigated below a level of significance.

The following environmental issues, Geology and Soils, Health and Human Safety, Historical Resources, Hydrology/Water Quality, Paleontological Resources, and Visual Quality were considered during the review of the project and determined to be less than significant:

Geology and Soils

The City of San Diego Seismic Safety Study assigns the project a Geologic Hazard Rating of 52 (other level, or gently sloping terrain, favorable geologic structure, risk to development). In addition, a report was submitted for the project which indicated that underlying bedrock is granitic and that the site is suitable for the proposed construction provided current engineering standards are adhered to (Report of Preliminary Geotechnical Investigation, Christian Wheeler, August 12, 2004). Proper engineering design of the new structures would be verified by City Staff at the building permit stage. No significant geological impacts have been identified, and no CEQA mitigation is required.

Health and Human Safety

The site is located up a gated, steep driveway with no fire truck turnaround. Furthest away from the access road (Aceituno Street), or south of the structure, is a small urban canyon with native or naturalized vegetation. In addition, the closest portion of the structure is at or over 150 feet from Aceituno Street which would limit fire hose access. The City Fire Marshall has therefore required the applicant to place a note on the plans indicating that a sprinkler system and strobe gate shall be installed on the project property to the satisfaction of the City Fire Marshall. This requirement will be enforced by the City Fire Marshall through the City ministerial building and Certificate of Occupancy plan check process and no additional mitigation per CEQA is required.

Historical Resources

The site is located on the south side of Lake Hodges. Due to the available water features this is a known area of archaeological resource sensitivity with in Rancho Bernardo. Within a mile radius of the project site, there are over 30 recorded prehistoric archaeological resource sites and 3 historic farm sites.

The project property was surveyed by Affinis (Archaeological Inventory for the Aguirre Property, Rancho Bernardo, May 2006) and the results were negative with good ground visibility. Additional mitigation or monitoring was not recommended by the consultant. Based on the survey results and updated records search, no unique resources would be impacted with the activity as defined in Section 21083.2 of CEQA. The Environmental Analysis Section has determined that the data provided by the applicant's archaeological consultant has met the standards of Section III of the Historical Resources Guidelines. There are no indications of historic or prehistoric resources associated with this site. Therefore; no impacts have been identified and no CEQA mitigation is required.

Hydrology/Water Quality

Water quality is affected by sedimentation caused by erosion, runoff carrying contaminants, and direct discharge of pollutants (point-source pollution). As land is developed, impervious surfaces send an increased volume of runoff containing oils, heavy metals, pesticides, fertilizers and other contaminants (non-point source pollution) into the storm water drain system.

The site is located in the Lake Hodges Hydrological Unit. Site run-off travels through Lake Hodges and eventually discharges into the San Dieguito Lagoon (Lagoon). Both Lake Hodges and the Lagoon are considered to be impaired waterbodies; the former mainly due to agricultural and landscaping type pollutants; and the latter due to bacterial loads (according to the Clean Water Act Section 303d List). The single family development is not expected to contribute a significant amount of landscaping or bacterial pollutants as the use is not high intensity agricultural or animal husbandry.

Comprehensive, permanent, post construction water quality/ best management practices (BMPs), consistent with those shown on Exhibit "A," and detailed in the "Storm Drain Report for Aguirre Residence" (Partners Engineering, August 19, 2004), shall be incorporated into the project plans to reduce the amount of pollutants (e.g., landscape pollutants and sediment) discharged from the site, satisfactory to the City Engineer. Such measures include use of strategic landscaping and proper care during fertilizing, irrigating, and maintenance activities. The site will include earthen and grassy swales

which will collect and filter runoff before continuing to underground storm drain which will eventually discharge into the storm drain system within Aceituno Street. Compliance with the City of San Diego's Storm Water Standards would preclude direct and cumulatively considerable water quality impacts and no further CEQA mitigation is required.

Paleontological Resources

Although the project would have cut slopes of 36 feet, and excavation of 4,140 cubic yards of soil; a monitoring program is not required. This is due to the "no paleontological resource potential" of granitic rock which underlies the site (Report of Preliminary Geotechnical Investigation, Christian Wheeler Engineering; August 12, 2004).

Visual Quality

The site would have cut and fill slopes of 36 to 21 feet respectively; and retaining walls of up to 10 feet. All cut and fill slopes on-site would be required to be at 2:1 ratios or greater. All retaining walls over 6 feet in height would be located outside the 25-foot yard setback (i.e. they would be closer to the building). The retaining walls over six feet would be terraced, and landscaped to reduce potentially significant visual impacts. Subsequent grading and building plan submittals are required to conform with the approved Exhibit A, therefore no impacts have been identified, and no CEQA mitigation is required.

V. RECOMMENDATION:

On the basis of this initial evaluation:

- ☐ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section V above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

Analyst: Holly Smit Kicklighter

Attachments: Figure 1 – Vicinity Map
Figure 2 -- Site Plan
Initial Study Checklist

SUMMARY

OWNER: MR. ROBERT & MRS. ANNA AGUIRRE
10810 ACEITUNO STREET
SAN DIEGO, CA 92126

PROJECT ADDRESS: 10810 ACEITUNO STREET
SAN DIEGO, CA 92126

APN: 73-446-78

LEGAL DESCRIPTION: 1/4-1/2

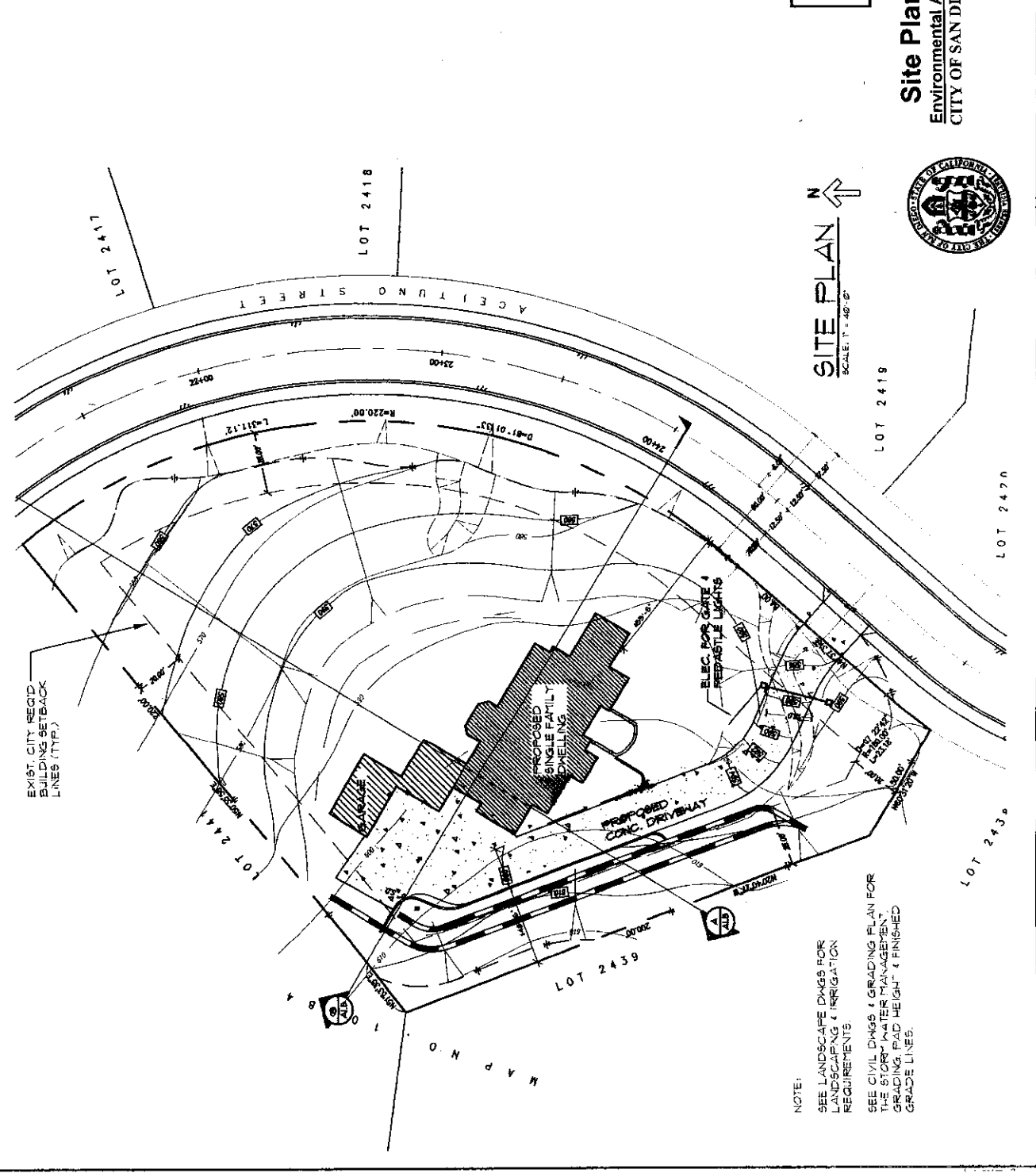
ZONE: AM-1/2

BUILDING DATA:
FIRST FLOOR: 378 S.F.
SECOND FLOOR: 378 S.F.
TOTAL: 756 S.F.
GARAGE: 120 S.F.
CONSTRUCTION DATA:
TYPE: VARIAN-CLASSIFIED
OCCUPANT TYPE: R-3 OCCUPANT
SCOPE OF WORK: NEW SINGLE FAMILY DWELLING

STORM-WATER QUALITY NOTES: CONSTRUCTION S.W.P.P.: THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO COUNTY OFFICE, AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

NOTES: 1. ALL REQUIREMENTS SET FORTH IN THE REQUIREMENTS FOR CONSTRUCTION S.W.P.P. SHALL BE STRICTLY ADHERED TO. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE STATE OF CALIFORNIA. 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE STATE OF CALIFORNIA. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE STATE OF CALIFORNIA. 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE STATE OF CALIFORNIA. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE STATE OF CALIFORNIA. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE STATE OF CALIFORNIA. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE STATE OF CALIFORNIA. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE STATE OF CALIFORNIA. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO AND THE STATE OF CALIFORNIA.

Figure 2



Site Plan
 Environmental Analysis Section Project No. 61332
 CITY OF SAN DIEGO - DEVELOPMENT SERVICES



SITE PLAN
 SCALE: 1" = 40'-0"
 N

NOTE:
 SEE LANDSCAPE DWGS FOR
 LANDSCAPING & IRRIGATION
 REQUIREMENTS.
 SEE CIVIL DWGS & GRADING PLAN FOR
 THE STORM-WATER MANAGEMENT,
 GRADING, FLOOD HEIGHT & FINISHED
 GRADE LINES.

Initial Study Checklist

Date: March 1, 2006

Project No.: 61332

Name of Project: Aguirre Residence

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes Maybe No

I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- | | | | |
|--|---|---|----------|
| A. The obstruction of any vista or scenic view from a public viewing area?
<u>The project would not result in the obstruction of any public view or scenic vista. The site would be developed as a single family residence on a single-family zoned lot. The development would also adhere to required heights and setbacks per the City Land Development Code.</u> | — | — | <u>X</u> |
| B. The creation of a negative aesthetic site or project?
<u>See IA above.</u> | — | — | <u>X</u> |
| C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?
<u>See IA above.</u> | — | — | <u>X</u> |
| D. Substantial alteration to the existing character of the area?
<u>See IA.</u> | — | — | <u>X</u> |
| E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>No distinctive or landmark trees would be removed.</u>			
F. Substantial change in topography or ground surface relief features? <u>The site is currently undeveloped and approximately 30 percent of the lot would feature a home and associated structures (driveway, wall etc.), approximately 70 percent would be landscaping.</u>	—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>The project site does contain some slopes which may approach or exceed 25% but all development would comply with the City Municipal Code. The site does not contain any other unique geologic or physical features.</u>	—	—	<u>X</u>
H. Substantial light or glare? <u>The proposed development would include exterior lighting. Proposed lighting would comply with all current standards to the satisfaction of the City Engineer. .</u>	—	—	<u>X</u>
I. Substantial shading of other properties? <u>Substantial shading of other properties would not result from project implementation, as the proposed building would comply with City setback standards, see also IA.</u>	—	—	<u>X</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>The project site is located in a suburbanized neighborhood, and is not designated as suitable for sand/gravel extraction.</u>	—	—	<u>X</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land?	—	—	<u>X</u>

The project site is located in a suburban neighborhood. Agricultural land is not present on site or in the general site vicinity.

III. AIR QUALITY – Would the proposal:

- | | | | |
|--|---|---|----------|
| A. Conflict with or obstruct implementation of the applicable air quality plan?
<u>No such conflict or obstruction would result. Standard dust abatement measures would be implemented during construction. The proposed project is consistent with the Community Plan and therefore, would not conflict or obstruct the implementation of the Regional Air Quality Strategy (RAQS) or the State Implementation Plan (SIP).</u> | — | — | <u>X</u> |
| B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
<u>The proposed project would not generate substantial quantities of operational emissions. Construction emissions would be generated during demolition and grading activities; however, these emissions would be temporary and would not exceed applicable significance thresholds.</u> | — | — | <u>X</u> |
| C. Expose sensitive receptors to substantial pollutant concentrations?
<u>The proposed project would not emit substantial concentrations of air pollutants (See III-B above). Please see III-A.</u> | — | — | <u>X</u> |
| D. Create objectionable odors affecting a substantial number of people?
<u>The proposed project consists of a single-family residence, which does not typically generate objectionable odors.</u> | — | — | <u>X</u> |
| E. Exceed 100 pounds per day of Particulate Matter 10 (dust)?
<u>The grading amounts required for project implementation would not exceed 100 pounds per day of particulate matter. It is estimated that one graded acre produces 26.4 pounds of particulate matter. Proposed grading would not</u> | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>meet the 100 pound per-day threshold and would not produce significant amounts of particulate matter.</u>			
F. Alter air movement in the area of the project? <u>The proposed building would include setbacks and articulations to allow for adequate movement of air.</u>	—	—	<u>X</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>The proposed project would consist of single-family home, which would not substantially alter micro- or macro-climatic conditions.</u>	—	—	<u>X</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>See Initial Study Discussion – Biology and Section V of the MND.</u>	—	—	<u>X</u>
B. A substantial change in the diversity of any species of animals or plants? <u>Please see IV-A.</u>	—	—	<u>X</u>
C. Introduction of invasive species of plants into the area? <u>Landscape areas do not directly abut MHPA or open space. Natives would be used primarily, and non-native species would not have the potential to across Aceituno Street and the homes to the north to invade open space/MHPA.</u>	—	—	<u>X</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>The project is not within a designated wildlife movement corridor.</u>	—	—	<u>X</u>
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral?	—	<u>X</u>	—

See MND, MMRP and Initial Study Discussion.

F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? — — X
The project site does not contain any City, State or federally regulated wetlands.

G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? — — X
Although the project is not in, or abut the MHPA, the project development would comply with general land use adjacency guidelines of the MSCP Subarea Area Plan and the City's ESL Guidelines.

V. ENERGY – Would the proposal:

A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? — — X
Excessive amounts of fuel would not likely be used during construction or use of the single-family project.

B. Result in the use of excessive amounts of power? — — X
Standard single-family residence consumption is expected. Please see V-A.

VI. GEOLOGY/SOILS – Would the proposal:

A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? — — X
The project site is assigned a geologic risk category of 52 – other level, or gently sloping terrain, low risk to development per the City of San Diego Safety Seismic Study Maps. Geological Safety would be assured prior to the issuance of building permits.

B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? — X —
Potential short-term erosion impacts could occur during construction activities. Erosion control measures would be implemented during the

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>construction period, including installation of fiber rolls and silt fencing. The site would be landscaped in accordance with City requirements and all storm water requirements would be met. Please see VI-A.</u>			
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>No such hazards identified on-site. Please see VI-A. See Initial Study discussion.</u>	—	—	<u>X</u>
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>Please see Initial Study Discussion.</u>	—	—	<u>X</u>
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>No such buildings/structures exist on-site.</u>	—	—	<u>X</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>Please see VII-A.</u>	—	—	<u>X</u>
D. Any impact to existing religious or sacred uses within the potential impact area? <u>No such uses are known to occur on-site.</u>	—	—	<u>X</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>No such remains are known to occur on-site.</u>	—	—	<u>X</u>
VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:			
A. Create any known health hazard (excluding mental health)? <u>No such material on project site.</u>	—	—	<u>X</u>
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>See VIII-A.</u>			
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>No future risk of explosions or releases of hazardous substances would occur as a result of project implementation. The project consists of a single-family residence.</u>	—	—	<u>X</u>
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <u>The proposed project is consistent with adopted land use plans and would not interfere with emergency response and/or evacuation plans. See also VIII-A.</u>	—	—	<u>X</u>
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <u>The project site is not listed on the County of San Diego Department of Environmental Health's Site Assessment and Mitigation Case Listing.</u>	—	—	<u>X</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>The proposed project would not involve the use of hazardous materials (See VIII-A above).</u>	—	—	<u>X</u>
IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:			
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>The project would be required to comply with all storm water quality standards during and after construction, and appropriate Best Management Practices (BMPs) must be utilized</u>	—	<u>X</u>	—

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>to the satisfaction of the City Engineer. Please refer to the Initial Study Discussion.</u>			
B. An increase in impervious surfaces and associated increased runoff? <u>The project site at completion will be approximately 30% developed and 70% landscaped. Therefore an incremental increase of impervious surfaces (pavement or structures) will occur but will be mitigated by BMPs on-site.</u>	—	<u>X</u>	—
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>The proposed project would not substantially increase flow rates or volumes and thus, would not adversely affect on- and off-site drainage patterns. Please see IX-A.</u>	—	—	<u>X</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)? <u>See Hydrology/Water Quality Initial Study Discussion.</u>	—	<u>X</u>	—
E. A potentially significant adverse impact on ground water quality? <u>No such impact would occur, no areas of ponded water would be on the property, and all site runoff would be directed to the City's storm water system. Construction of the proposed project is not expected to encroach into the water table and no use of groundwater is proposed. Please see IX-A.</u>	—	—	<u>X</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>See IX-A above. The project is not expected to make a significant contribution to water quality degradation. Storm water standards per the City's RWQCB permit would be adhered to.</u>	—	—	<u>X</u>
LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>The project is consistent with the land use designation and applicable policies of the Community Plan.</u>			
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>Please see X-A.</u>	—	—	<u>X</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? <u>The project would not conflict with City's Multiple Species Conservation Plan (MSCP) and is not located within or adjacent to the Multi-habitat Planning Area (MHPA) or other designated open space areas.</u>	—	—	<u>X</u>
D. Physically divide an established community? <u>The project site is located within a developed community and would not divide the community.</u>	—	—	<u>X</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan? <u>The project site is not located in a known incompatible zone.</u>	—	—	<u>X</u>
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? <u>The proposed construction and project comply with the City's Noise Ordinance and would operate within the City's allowable noise standards.</u>	—	—	<u>X</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>The project itself would comply with the City's Noise Ordinance during construction and use and would not be subject to an adjacent source of significant noise.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? <u>Please see XI-B.</u>	—	—	<u>X</u>
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>The project site is underlain by granitic rock ,which has no paleontological sensitivity due to hardness. See Initial Study Discussion.</u>	—	—	<u>X</u>
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>The proposed project is consistent with the Community Plan. The project is not expected to directly or indirectly induce population growth.</u>	—	—	<u>X</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <u>The project would not displace any housing.</u>	—	—	<u>X</u>
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>The proposed project would be consistent with applicable land use plans, as well as land use and zoning designations.</u>	—	—	<u>X</u>
XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
A. Fire protection? <u>The area is considered adequately served.</u>	—	—	<u>X</u>
B. Police protection? <u>Response times on site are 10.79 minutes while the Citywide average is 7.24 minutes. The site</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>is served by Police Beat 234 with a station at 13396 Salmon River Road. Please see XIV A.</u>			
C. Schools? <u>The single-family residence would not contribute a significant number of children.</u>	—	—	<u>X</u>
D. Parks or other recreational facilities? <u>The single-family residence would not contribute a significant need for parks or recreational facilities beyond those already in the community.</u>	—	—	<u>X</u>
E. Maintenance of public facilities, including roads? <u>The proposed project includes minor utility(connections to existing facilities such as water and sewer) and no roadway improvements. These improvements, following installation, would not require augmented maintenance services.</u>	—	—	<u>X</u>
F. Other governmental services? <u>N/A.</u>	—	—	<u>X</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <u>The proposed project would not adversely affect the availability of and/or need for new or expanded recreational resources.</u>	—	—	<u>X</u>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <u>See XV-A above.</u>	—	—	<u>X</u>
XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:			
A. Traffic generation in excess of specific/ community plan allocation? <u>The single-family residence would not impact traffic.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <u>Please see XVI-A.</u>	—	—	<u>X</u>
C. An increased demand for off-site parking? <u>See XVI A.</u>	—	—	<u>X</u>
D. Effects on existing parking? <u>Please see XVI – A.</u>	—	—	<u>X</u>
E. Substantial impact upon existing or planned transportation systems? <u>Please see XVI-A.</u>	—	—	<u>X</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>Please see XVI-A.</u>	—	—	<u>X</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>Implementation of the proposed project would not increase traffic hazards.</u>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>The project would not adversely affect these transit operations. Please see XVI-A.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>Adequate services are available to serve site.</u>	—	—	<u>X</u>
B. Communications systems? <u>Please see XVII-A.</u>	—	—	<u>X</u>
C. Water? <u>Please see XVII A.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
D. Sewer? <u>Please see XVII-A.</u>	—	—	<u>X</u>
E. Storm water drainage? <u>Please see XVII-A.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>Please see XVII-A.</u>	—	—	<u>X</u>

XVIII. WATER CONSERVATION – Would the proposal result in:

A. Use of excessive amounts of water? <u>The proposed project would not result in the use of excessive amounts of water. Standard consumption is expected.</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>Landscaping and irrigation would be in compliance with the City's Land Development Code.</u>	—	—	<u>X</u>

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <u>The project site is not located in or adjacent to the MHPA and all impacts to wildlife and habitat would be mitigated to below a level of significance through implementation of the MMRP.</u>	—	—	<u>X</u>
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
impacts would endure well into the future.) <u>The project would not result in an impact to long term environmental goals.</u>	—	—	<u>X</u>
D. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) <u>The proposed project would not have considerable incremental impacts. See Initial Study Discussion.</u>	—	—	<u>X</u>
E. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? <u>The proposed project would not be associated with such impacts.</u>	—	—	<u>X</u>

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

X City of San Diego Progress Guide and General Plan.

X Community Plan.

— Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

X City of San Diego Progress Guide and General Plan.

X U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

— California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

— Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

— Site Specific Report:

III. Air

— California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

— Regional Air Quality Strategies (RAQS) - APCD.

— Site Specific Report:

IV. Biology

X City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

X City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

X City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

- Community Plan - Resource Element.
- California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- X City of San Diego Land Development Code Biology Guidelines.
- X Site Specific Report: Biological Survey of the Aguirre Property, Rancho Bernardo; Helix Environmental, August 4, 2005
- V. Energy**
-
- VI. Geology/Soils**
- X City of San Diego Seismic Safety Study.
- X U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- X Site Specific Report: Report of Preliminary Geotechnical Investigation, (Christian Wheeler, August 12, 2004).
- VII. Historical Resources**
- X City of San Diego Historical Resources Guidelines.
- X City of San Diego Archaeology Library.
- Historical Resources Board List.
- Community Historical Survey:
- X Site Specific Report: Archaeological Inventory for the Aguirre Property, Rancho Bernardo, (Affinis, May 2006)

VIII. Human Health / Public Safety / Hazardous Materials

- ☒ San Diego County Hazardous Materials Environmental Assessment Listing, 2004.
- ☐ San Diego County Hazardous Materials Management Division
- ☐ FAA Determination
- ☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- ☒ Airport Comprehensive Land Use Plan.
- ☐ County of San Diego Case Letter,

IX. Hydrology/Water Quality

- ☐ Flood Insurance Rate Map (FIRM).
- ☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- ☒ Clean Water Act Section 303(b) list, dated July 2005,
http://www.swrcb.ca.gov/tmdl/303d_lists.html.
- ☒ Site Specific Report: Storm Drain Report for Aguirre Residence, Partners Engineering, August 19, 2004

X. Land Use

- ☒ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☒ Airport Comprehensive Land Use Plan
- ☒ City of San Diego Zoning Maps
- ☐ FAA Determination

XI. Noise

- ☒ Community Plan

- X San Diego International Airport - Lindbergh Field CNEL Maps.
- Brown Field Airport Master Plan CNEL Maps.
- Montgomery Field CNEL Maps.
- San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.
- San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- City of San Diego Progress Guide and General Plan.
- Site Specific Report:

XII. Paleontological Resources

- X City of San Diego Paleontological Guidelines.
- X Demere, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
- X Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.
- Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.
- X Site Specific Report:

XIII. Population / Housing

- City of San Diego Progress Guide and General Plan.
- Community Plan.
- Series 8 Population Forecasts, SANDAG.
- Other:

XIV. Public Services

X City of San Diego Progress Guide and General Plan.

X Community Plan.

XV. Recreational Resources

— City of San Diego Progress Guide and General Plan.

— Community Plan.

— Department of Park and Recreation

— City of San Diego - San Diego Regional Bicycling Map

— Additional Resources:

XVI. Transportation / Circulation

— City of San Diego Progress Guide and General Plan.

X Community Plan.

X San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

— San Diego Region Weekday Traffic Volumes, SANDAG.

— Site Specific Report:

XVII. Utilities

— _____.

XVIII. Water Conservation

— Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.